



Loudoun County

VIRGINIA

WHERE TRADITION MEETS INNOVATION

Broadlands Ashburn Metro

ZMAP-2016-0010, SPEX-2016-0034, SPMI-2016-0016, SPMI-2018-0013, ZMOD-2017-0028

Board of Supervisors Business Meeting
June 20, 2019

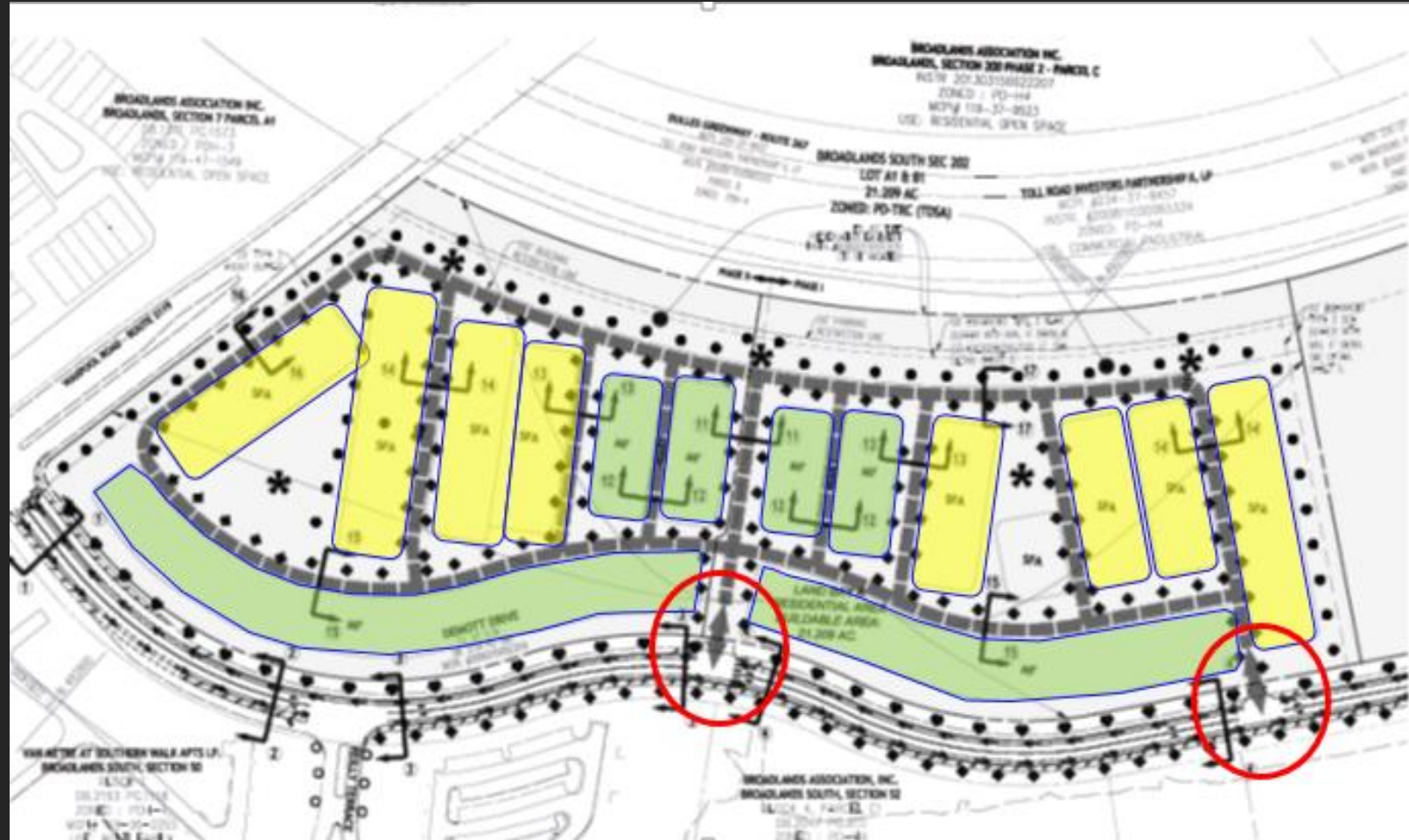
Vicinity Map



Section 202

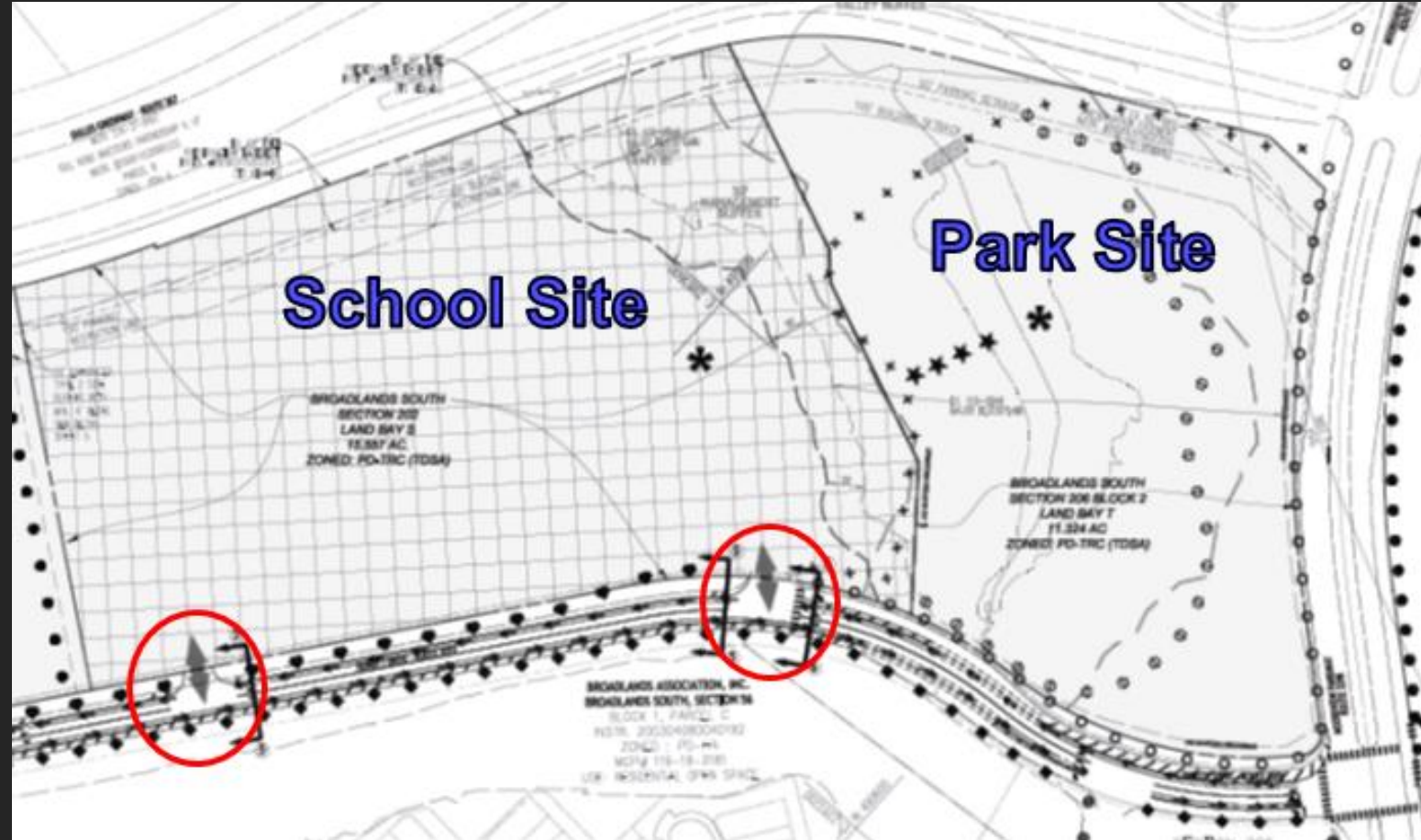
- Rezone to PD-TRC
- 261 dwelling units
- 172 MF stacked
- 87 SFD

- Dedicate 15 acres for a school site



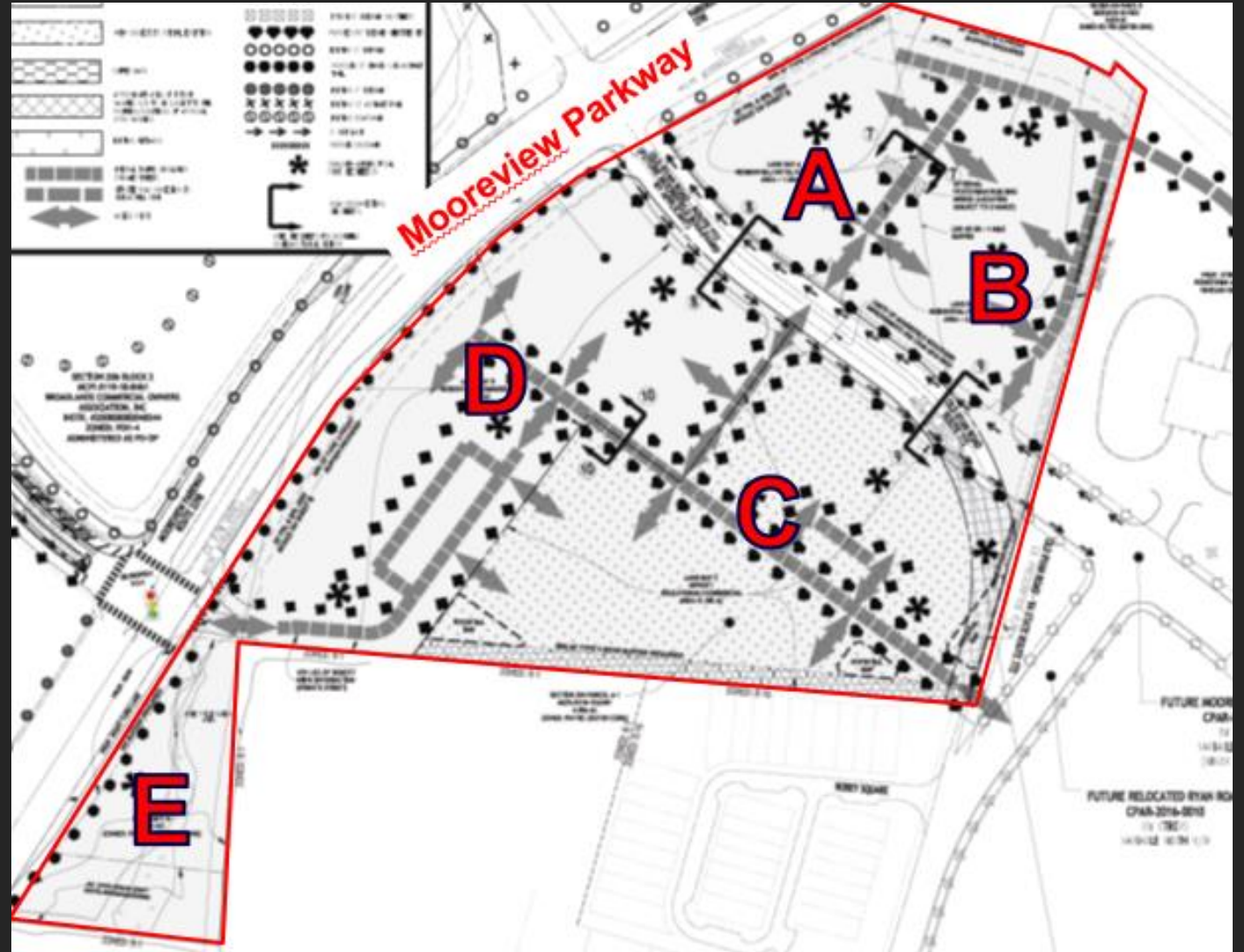
Public Use Sites

- Section 202- 15 acres
- Section 206 – 11 acres
- SPMI – public school



Section 204

- 582 multifamily units
- Up to 419,750 sq ft of commercial/office/educational uses
- Option: hotel (less 95 MF units)
- SPEX – 250,000 sq ft college/university



Zoning Modification Requests

- Two subareas: an outer core & the transit-designed supportive area (TDSA)
- Modify locational requirements of outer core
- Reduce building setback from 75 feet to 35 feet along Mooreview Parkway
- Allow plantings for the public school site on adjacent property
- Staff supports ZMOD requests

Recommendations/History

- Planning Commission: recommended approval
- March 13, 2019 Board Public Hearing
 - Staff: Applications are consistent with mixed use concepts for Metro station areas
 - Applicant & staff were working on Proffer language
 - Board forwarded to TLUC (April meeting cancelled)

May 28, 2019 TLUC Meeting

TLUC forwarded to 6/20/19 Board Business Meeting

Issues Raised at Board Public Hearing

- Planned Land Use/Loudoun 2019 Comp Plan (Draft) Recommendations
 - Revised General Plan: Business Uses –Regional Office or Light Industrial
- 2019 Plan:
 - Section 202 & 206 – Suburban Compact Neighborhood Place Type
 - Section 204 – Urban Transit Center Place Type
- Regional Road Contributions

Questions Raised at Public Hearing

- Comparison to Silver District West transportation Proffers
- Intersection Analysis
- Public School Site
- Open Space

Update since 3/13/19 Board Hearing

- Applicant added six unmet housing needs units for a total of 69 rentals in Section 204
- Amended timing of Traffic Signal at Demott Drive/Parkway → prior to 60th zoning permit in Sec. 202
- Regional Road Contribution → Now committing to \$3,700/market rate unit in Section 202

Update since 3/13/19 Board Hearing

Applicant Proffer Contributions			
Location	Regional Contribution	Road	Transit Contribution
Section 202	\$3,700/market rate unit (257 units)	unit	\$500/market rate unit (257 units)
Section 204	\$3,151/market rate unit (513 units)	unit	\$500/market rate units in Land Bay D (up to 317 units)

Update since 5/28/19 TLUC Meeting

- Applicant updated Proffers to include missing pedestrian connections along Claiborne Parkway and Demott Drive

Recommendations

- Staff recommends Board approval subject to Proffer Statement & Conditions of Approval